

## Notice of Preparation

**Date:** June 7, 2022

**To:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties

**Subject:** Notice of Preparation and Public Scoping Meeting for the City of Thousand Oaks 2045 General Plan Update Draft Environmental Impact Report.

**Location:** City of Thousand Oaks and Sphere of Influence – see Figure 2 (attached)

### Public Comment

**Period:** Written comments must be submitted to the City's Community Development Department no later than **July 7, 2022 by 5:00 p.m.**

**Scoping Meeting:** A virtual public scoping meeting will be conducted on June 23, 2022, beginning at 6:00pm via zoom and may be accessed via [toaks.co/nopscope](https://toaks.co/nopscope).

### Lead Agency

**Contact Person:** Iain Holt, Senior Planner, AICP  
Community Development Department  
Planning Division  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [gp@toaks.org](mailto:gp@toaks.org)  
Office: (805) 449-2314

The City of Thousand Oaks (City), as the Lead Agency under the California Environmental Quality Act (CEQA), is commencing its preparation of a Draft Environmental Impact Report (DEIR) for its 2045 General Plan Update (GPU). The DEIR will evaluate the potential environmental effects associated with the GPU and Climate and Environmental Action Plan (CEAP).

This Notice of Preparation (NOP) has been issued to provide an opportunity for the general public, responsible and trustee agencies, and other interested entities to submit comments on the scope of the EIR relative to the GPU. For agencies, comments should focus on topics that relate to the agency's statutory responsibilities in connection with the proposed project.

The City requests your input regarding the scope of environmental analysis in order to ascertain potential environmental impacts of the proposed project.

## **Introduction**

The EIR is intended to be a program-level document that will analyze the environmental effects of the City's proposed 2045 GPU. The purpose of a Program EIR is to allow the lead agency to consider broad policy alternatives and program-wide mitigation measures early in the process when the agency has greater flexibility to address environmental issues. Since no specific development projects are being proposed as part of the update to the City's existing GP, the EIR analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from the update to the GP. The analysis will compare the net change from existing environmental conditions to those conditions which would result from adoption of the 2045 GPU.

The City's Development Plan (also known as the General Plan) was adopted in 1970. Since then, the City has updated General Plan Elements on an as-needed basis. The following is a list of the elements in the current General Plan and the year that they were updated:

- Conservation Element - 2013
- Forestry Element - 2000
- Housing Element - 2014
- Land Use/Circulation Element Map
- Noise Element - 2000
- Open Space Element - 2013
- Public Buildings Element - 1972
- Safety Element - 2014
- Scenic Highways Element - 1974
- Social Element - 1979

In conjunction with the GPU, the City is also preparing the Climate and Environmental Action Plan (CEAP) that will guide its efforts to reduce emissions of greenhouse gases through 2030 and 2045.

The City of Thousand Oaks began the GPU in 2019. Over a 3-year period, the City conducted an extensive research and community engagement process that included an advisory committee, workshops, online surveys, educational forums and stakeholder meetings. The research and engagement activities provided context for the GPU and ideas to support the vision, goals, and policies. The detailed content of the GPU is currently under development.

The 2045 GPU will ensure that all sections of the GP remain consistent with one another and form a cohesive vision for the city, while addressing the community's evolving needs, challenges, and opportunities. The GPU will provide the context to effectively plan for the



city's future based on an updated set of goals, policies, and implementation actions that reflect the current values and aspirations expressed by the community. Additionally, the update will provide the City with a policy framework to manage future projects and provide for capacity to accommodate the growth and development anticipated to occur in the city for the next 25 years.

### **Project Location**

The City of Thousand Oaks is located at the southeastern edge of Ventura County, bordering Los Angeles County (see Figure 1). The city is within the Conejo Valley and is surrounded by the Mountclef Ridge to the north, Simi Hills to the east, Santa Monica Mountains to the south, and Conejo Mountain to the west. The city is approximately 40 miles northwest of Downtown Los Angeles and approximately 50 miles southeast of city of Santa Barbara. Primary regional east-west access is provided by U.S. Route 101 (US 101), which provides access to the city of Los Angeles and greater Los Angeles County to the east, and the cities of Camarillo and Ventura to the west. State Route 23 (SR23) provides north-south access to the city, to the City of Moorpark to the north and communities in the Santa Monica Mountains and City of Malibu to the south.

The 2045 GPU Planning Area encompasses approximately 56 square miles (35,840 acres), of which 15,250 acres is protected open space (see Figure 2). The city's Sphere of Influence (SOI) contains approximately 1,900 acres within unincorporated Ventura County and is comprised of four clusters of unincorporated "County Islands" which include Casa Conejo, Lynn Road, Rolling Oaks, and Lynn Ranch. According to the California Department of Finance, the estimated population for Thousand Oaks in 2021 was approximately 125,426 residents, with the city growing at a rate of 0.34 percent per year since 2000.

### **Project Description**

The City of Thousand Oaks 2045 GPU articulates the long-term shared community vision for the preservation, enhancement and improvement of the city. It is a long-range plan that directs decision-making and establishes rules and standards for city improvements and new development. The Plan reflects the community's vision for the future and provides direction through the year 2045. The housing element was updated in 2022 and will be included in the GPU. The 2045 GPU will provide the context to effectively plan and manage the city's growth based on an updated set of goals, policies, and implementation actions that reflect the community's values and aspirations for the future. Additionally, the update will equip the City with a policy framework to manage future projects and ensure that there is development capacity to accommodate the anticipated growth to occur in the city for the next 25 years.

As required by California Government Code Section 65302, the GPU will include the eight mandated elements. The GPU includes all required topics in the following elements: Land Use; Mobility; Parks and Open Space; Conservation; Community Facilities and Services; Arts and Culture; Safety; Noise; Governance; and Housing. Goals and policies related to



Environmental Justice and Sustainability are contained throughout several elements of the General Plan. The GPU also includes chapters on the update process and the vision and guiding principles.

These elements will establish policy direction for the City for a range of topics, including but not limited to:

- The use of land in the City
- Housing needs
- Job creation and the provision of commercial services
- Mobility of people, goods, and services
- Public safety and protection from potential hazards as wildland fire, flooding, landslides and seismicity
- Conservation of natural and cultural resources
- Adaptation to climate change and reduction of GHG emissions
- Protection against exposure to excessive noise
- Groundwater management
- Stormwater runoff and pollution controls
- Infrastructure needs such as water supply, sewer and wastewater treatment
- Public services and facilities

The preferred land use map preliminarily endorsed by the City Council is shown on Figure 3.

### **Potential Environmental Impacts to be considered**

The DEIR for the proposed project will focus on the resource areas/issues applicable to this project. The DEIR will evaluate the potentially significant environmental impacts of the GPU and will propose feasible mitigation measures that may lessen or avoid such impacts. As the proposed project does not include any specific construction or development, but rather the potential for land use changes or development to be constructed in the future, the impact analysis will be programmatic and cumulative in nature. The DEIR will evaluate potentially significant environmental effects related to the following environmental issues:

- Aesthetics (Visual Resources)
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



Significant environmental effects concerning the following environmental issues are not anticipated:

- Agricultural and Forest Resources
- Mineral Resources

The DEIR will also identify and evaluate alternatives to the proposed project that have the potential to alleviate identified impacts.

### **Review and Response Period**

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period. **Pursuant to CEQA Guidelines, Section 15082(b), the City of Thousand Oaks requests that written comments be provided at the earliest possible date, but no later than 30 days from receipt of this notice.**

### **Submittal of Written Comments**

Please send written/typed comments (including a name, email, telephone number, and/or other contact information) electronically or by mail to the following:

City of Thousand Oaks, Community Development Department  
RE: Thousand Oaks 2045 General Plan Update EIR  
ATTN: Iain Holt, AICP Senior Planner  
Planning Division  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [gp@toaks.org](mailto:gp@toaks.org)

### **Scoping Meeting**

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14, Chapter 3, CEQA Guidelines Section 15082, the City as the Lead Agency for the project, will conduct a scoping meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the DEIR. The Scoping Meeting is for information-gathering and is not a public hearing. No decisions about the project will be made at the Scoping Meeting.

Rather than conducting an in-person meeting, the Governor's Executive Order N-25-20 allows local governments to hold meetings via teleconferencing while still meeting State transparency requirements. Therefore, the project's Scoping Meeting will be held online, through a webinar type format (Zoom). The date, time, and website of the project's Scoping Meeting are as follows:

**Date and Time:** Thursday, June 23, 2022 at 6:00 p.m.

**Zoom Scoping Meeting:** Register in advance for this webinar: [toaks.co/nopscope](https://toaks.co/nopscope)

The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. All written comments received will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the EIR.

**Accommodations**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Thousand Oaks does not discriminate. Closed captioning and translation between English and Spanish languages will be provided. Other assistive services may be provided upon request. To ensure availability of other services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Iain Holt at (805) 449-2314 or [gp@toaks.org](mailto:gp@toaks.org)

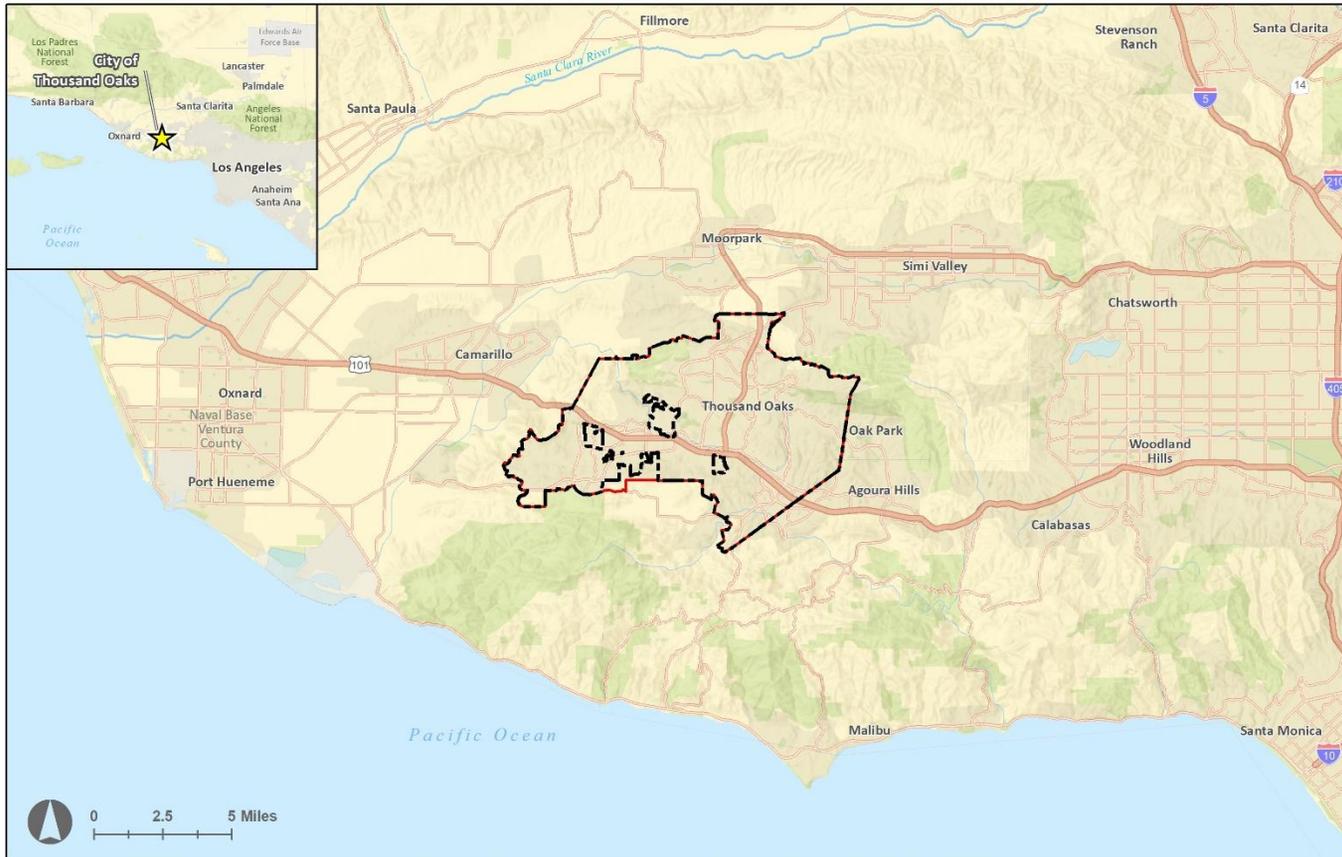
**ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.**

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Iain Holt, AICP, Senior Planner  
Community Development Department



Figure 1 – Regional Location



Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; State Water Resources Control Board, 2019



-  City Limits
-  City Sphere



Figure 3 – Endorsed Land Use Map

